



TOWN HALL
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HISTORICAL COMMISSION
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ARTICLE __. Community Preservation Act – Historical Preservation (Amherst Historical Commission)

Proposed Fiscal Year 2012 CPA Historic Preservation Projects

The following draft FY2012 CPA proposals represent the ongoing historic preservation priorities of the Town of Amherst as recommended by the Amherst Historical Commission on December 7, 2010 in implementation of the Amherst Preservation Plan, other historic preservation planning, and assessment of community needs. Funding for historic preservation projects will be sought through Town Meeting appropriations of Community Preservation Act funds, state and other grants, private donations, and Town Meeting appropriation of local tax revenue through the capital budget. This FY 2012 historic preservation budget is a working document and may be subject to change and adjustment.

I. Historic Preservation Capital Projects

Cost

Individual building/site projects:

| | |
|---|------------------|
| ➤ West Cemetery: Restoration of historic cast iron fencing that surrounds the Dickinson and Cutler family plots | \$50,000 |
| ➤ Town Clerk: Archival materials conservation/restoration | \$10,000 |
| ➤ Amherst Historical Society & Museum: Structural and feasibility study | \$35,000 |
| ➤ North Amherst Community Farm: | |
| ~ Emergency repairs for stabilization of large barn and carriage house | \$15,000 |
| ~ Structural evaluation and feasibility study for rehabilitation and adaptive (seasonal) reuse of barn and carriage house | \$10,000 |
| ➤ Jones Library: | |
| ~ Chimney restoration (<i>Not yet presented to Commission</i>) | \$113,000 |
| ~ Conservation of historic paintings | \$15,000 |
| ➤ North Amherst Library rehabilitation: | |
| ~ Foundation stabilization | \$10,000 |
| ~ Insulation to preserve collections | \$11,000 |
| ➤ Hope Community Church rehabilitation: | |
| ~ Roof | \$26,000 |
| ~ Foundation and drainage | \$19,000 |
| ➤ 235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse | \$10,000 |
| ➤ Hawthorne house restoration (<i>Not yet presented to Commission</i>) | \$81,000 |
| TOTAL NEW FY2012 PROJECTS | \$405,000 |

II. Previously-Obligated Funds

Cost

Individual building/site projects:

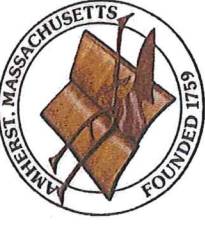
| | |
|--|------------------|
| ▪ 575 North East Street compensation (year 5 of 5) | \$25,600 |
| ▪ Town Hall masonry (year 3 of 10) | \$28,350 |
| FY 2012 Total | \$458,950 |

➤ **235 East Pleasant Street: Feasibility study for rehabilitation and preservation options of existing farmhouse**

\$10,000

1. Feasibility of the project: The Town of Amherst intends to complete the study as per the conditions of the year-long demolition delay issued by the Historical Commission. The comparative analysis provided by the study is a necessary first step to determine how affordable housing will be constructed on site. The analysis is typical with such projects and can be completed in a reasonable timeframe.
2. Urgency of the project: Currently, the house is vacant and will remain so until plans regarding its future use can be determined. The house is also in need of structural repairs that will be exacerbated without any tenants or a plan in place for restoration or new construction.
3. Population(s) to be served by the project: The project will satisfy the Historical Commission and Housing Partnership/Fair Housing Committee, as well as the low- and moderate-income families in Amherst because affordable housing will be located on site.
4. Acquisition or preservation of threatened resources: The Amherst Historical Commission determined the house and large barn to be (historically) significant structures according to Section 13 of the Zoning Bylaw, and therefore issued a 12-month delay on any demolition of the structures. Conducting the analysis and structural study will help determine the future of the house, whether it can be renovated into affordable housing, or if existing historic structural timbers could be adaptively reused in new construction.
5. Possibility of multiple sources of funding: At this time, the Town does not have any extra funds to complete the study or for capital improvements to the property.
6. Complete description of project addressing cost: The Historical Commission, in partnership with the Housing Partnership/Fair Housing (HP/FH) Committee, requests funds to complete a feasibility study that provides a structural assessment and cost estimates of rehabilitating and converting the structure into affordable housing. The study will also examine the costs of demolition and building new affordable housing on the site, and if feasible, the cost of reusing existing structural timbers in new construction. A conceptual site plan showing building footprints is also included in this assessment. The total cost of the project is estimated at \$20,000.
7. Documentation: Please see attached site map and images of the house.
8. Projected timeline for initiation and completion of project: Completion of these projects would be at the discretion of the Town. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission and the Housing Partnership/Fair Housing Committee, and a permanent historic preservation restriction transferred from the Town/developer to the Town.
9. Expectations for additional funding in future years: Grant funds, CPA
10. Funding available: See answers above.
11. Priority set by Commission: Priority ranking not yet assigned by Commission

235 East Pleasant Street



- Property Map
- Aerial Property Lines
 - Easements
 - Basemap
 - Streets
 - Local Roads
 - Major Roads
 - State Routes
 - MHD Roads
 - Limited Access Highway
 - Multi-lane Hwy, not I-95
 - Other Numbered Highway
 - Major Road, Collector
 - Minor Road, Arterial

Horizontal Datum: MA Stateplane Coordinate System, Zone 4151, Datum NAD83, Feet
Vertical Datum: NAVD88, Feet

Planimetric & topographic basemap features compiled at 1"=40' scale from April, 2009 Aerial Photography. Parcels compiled to match the basemap; revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

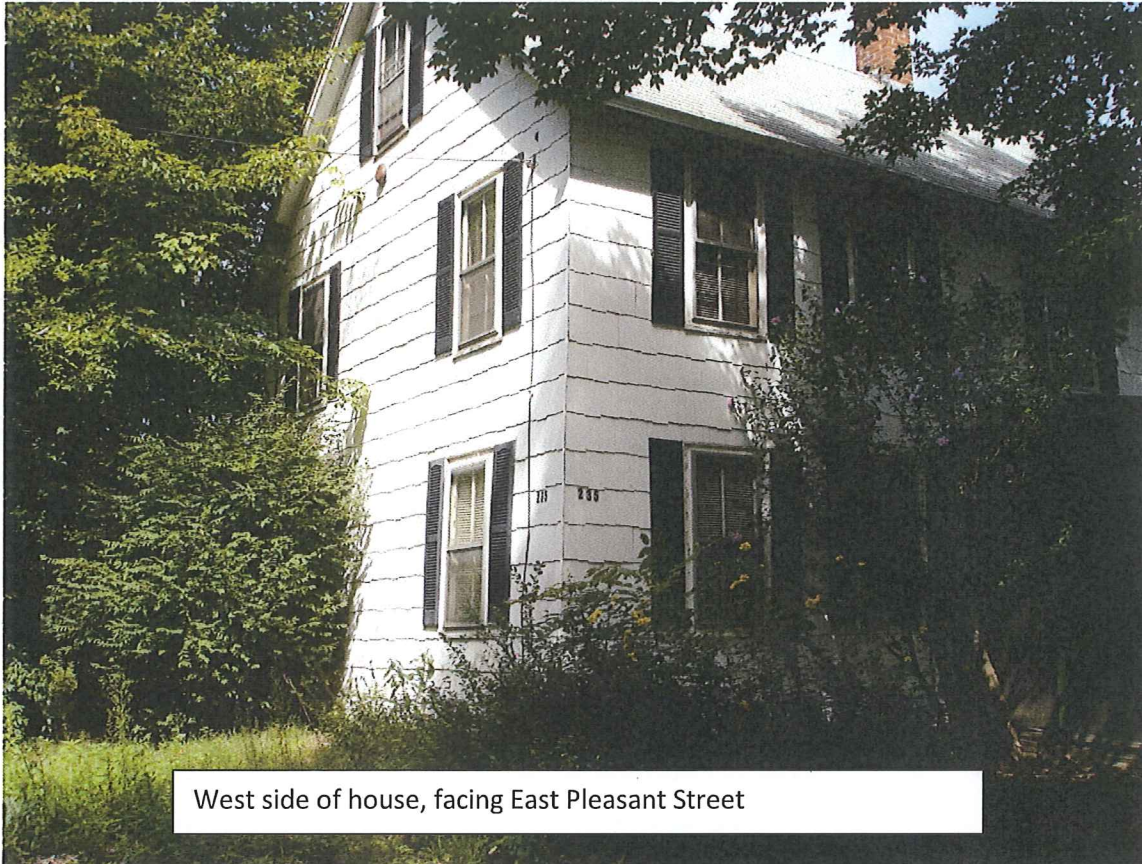
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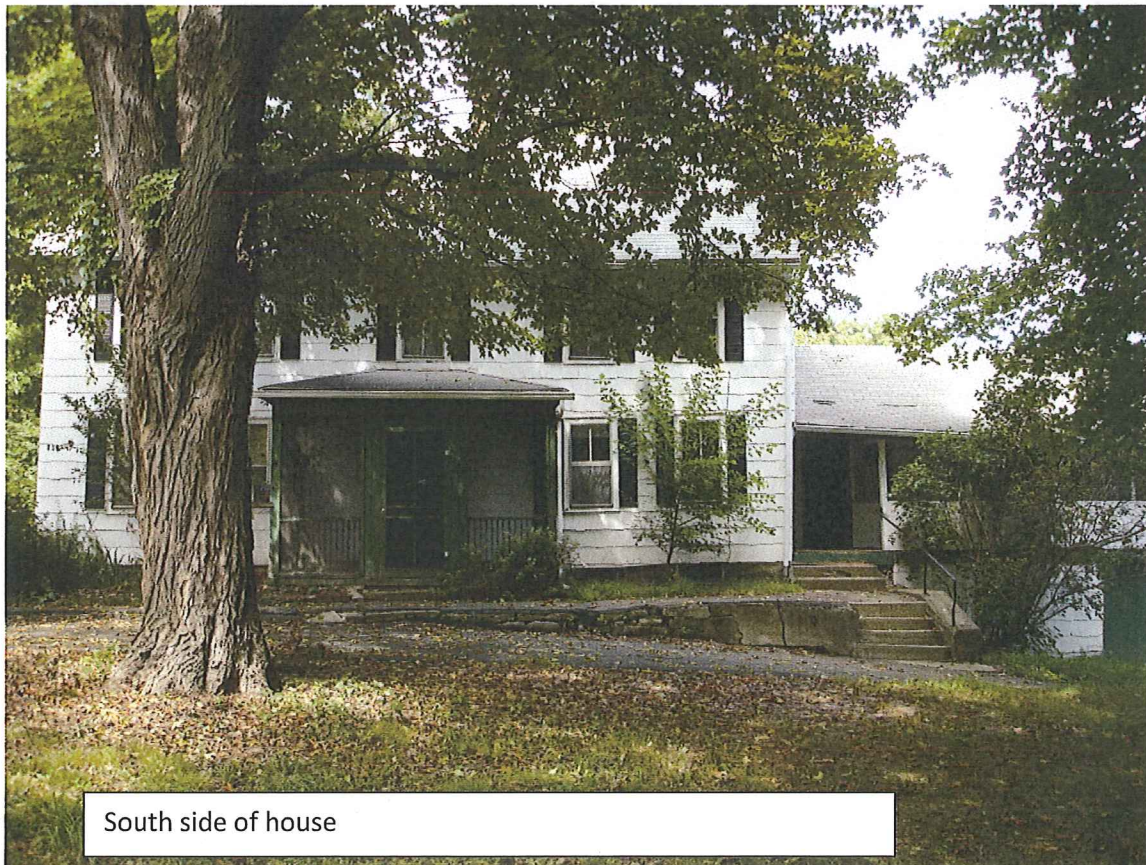
1" = 150 ft

Amherst GIS Viewer January 11, 2011

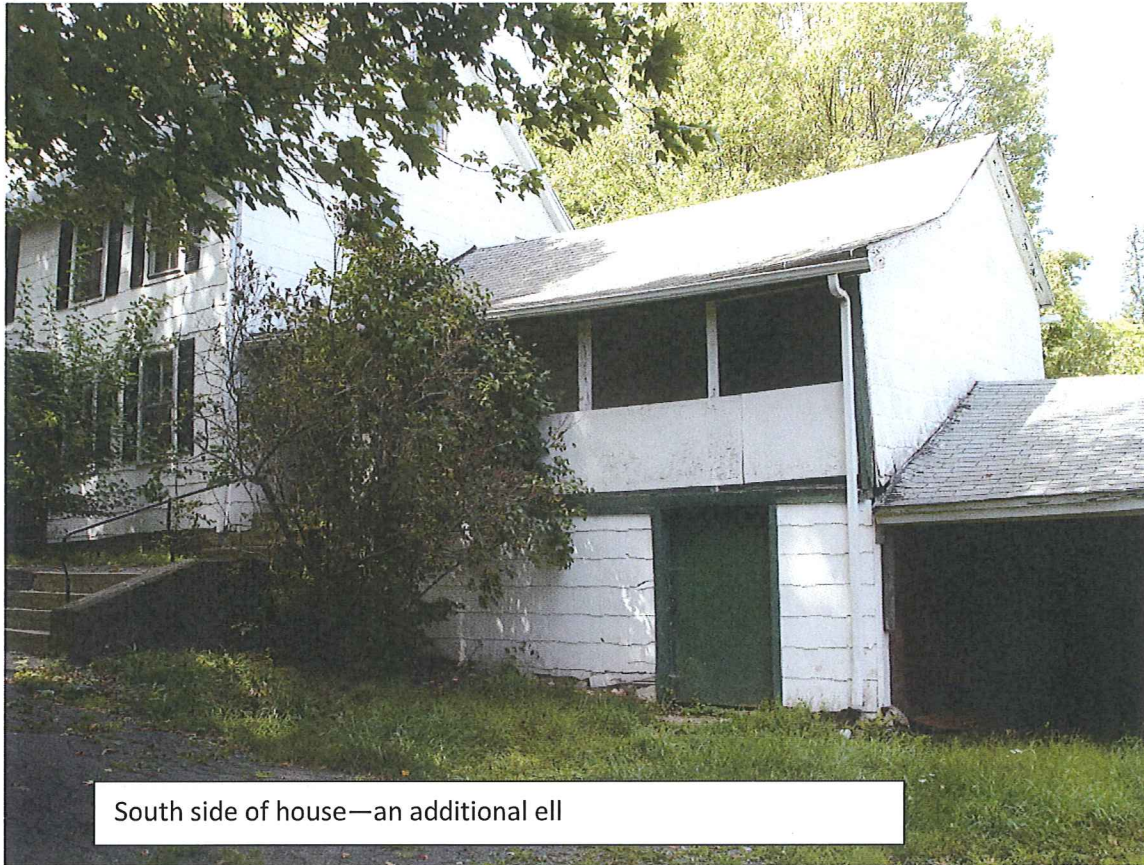




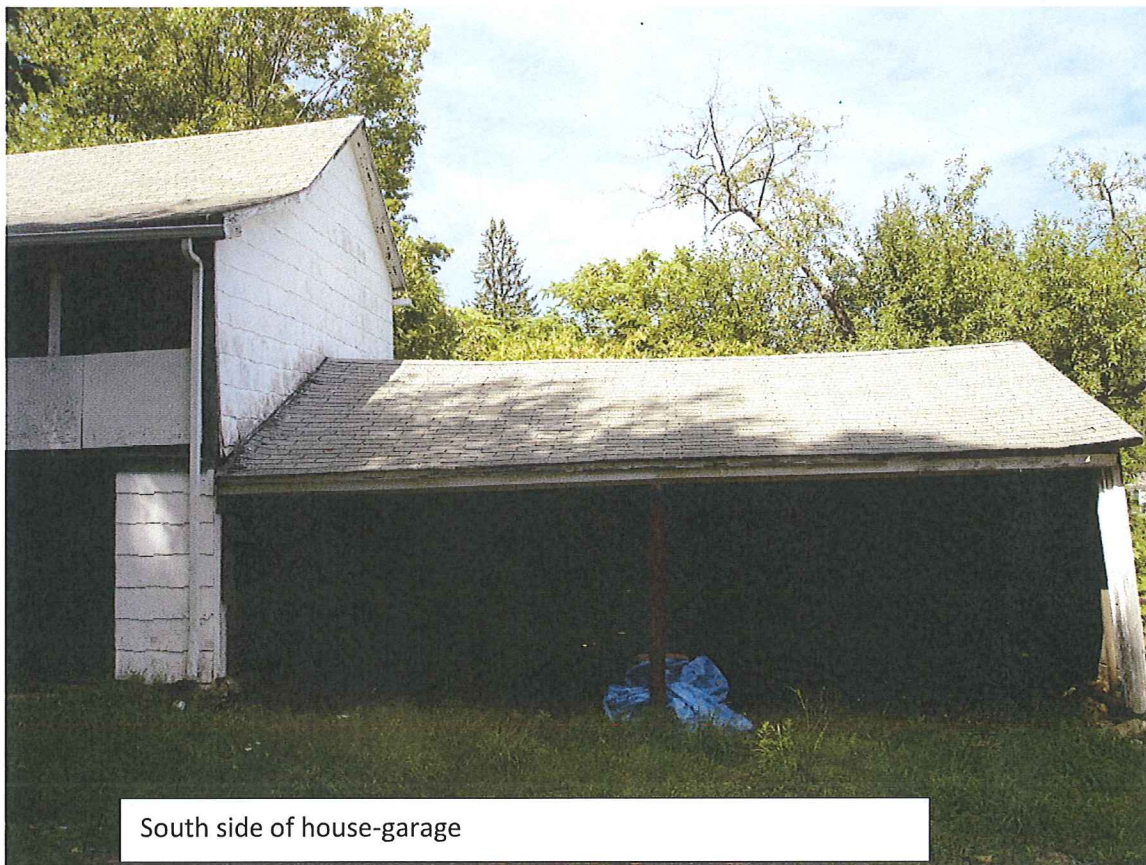
West side of house, facing East Pleasant Street



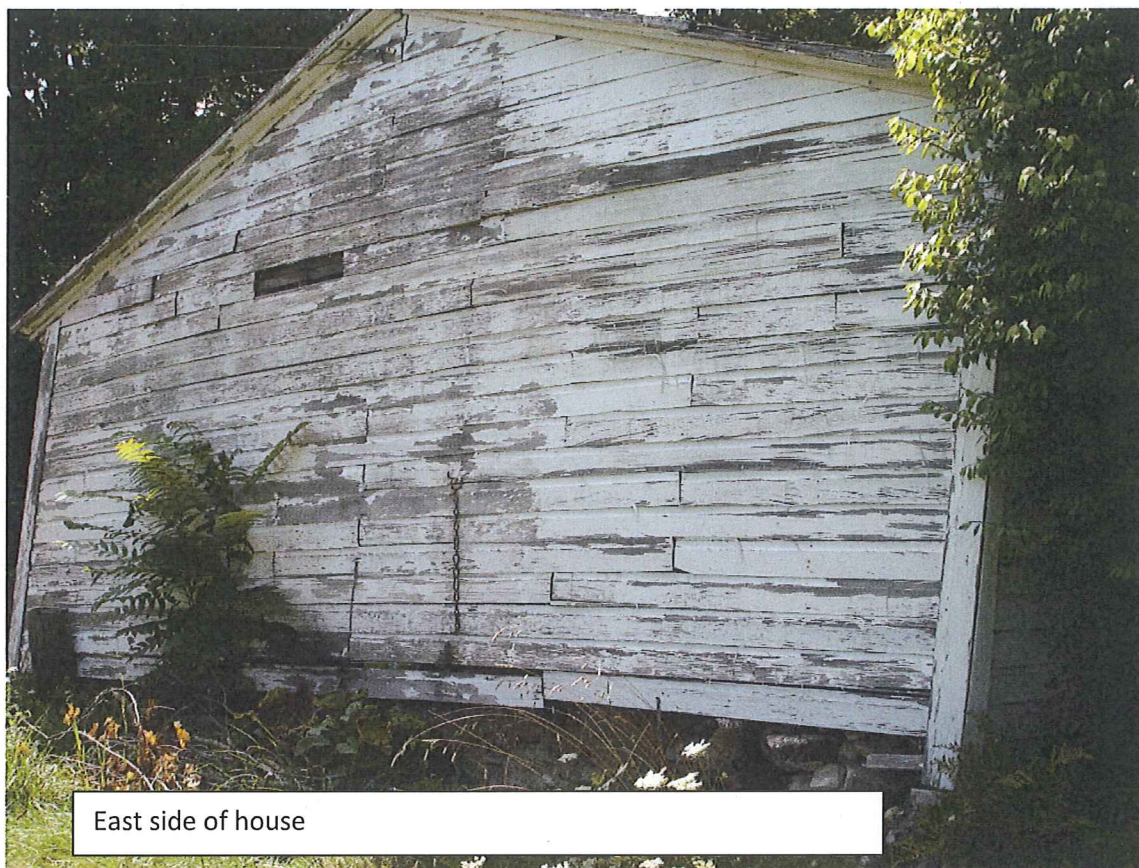
South side of house



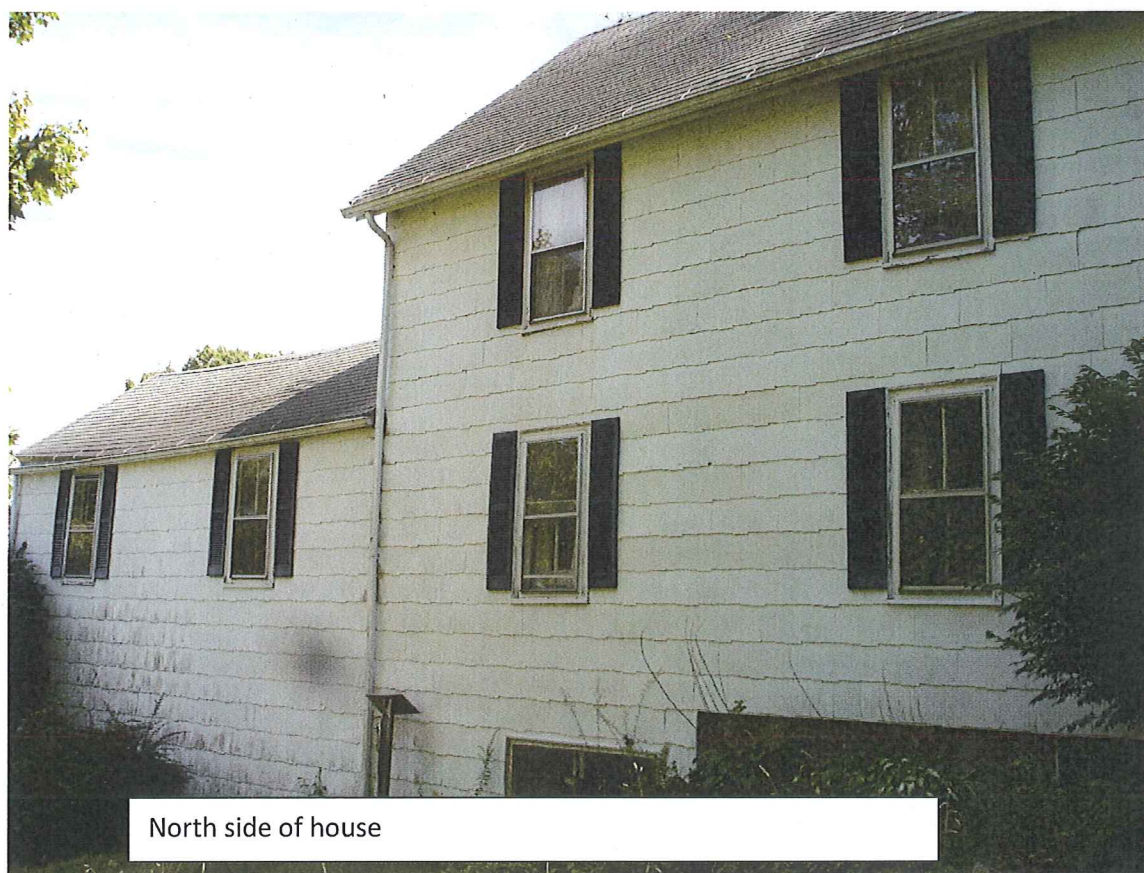
South side of house—an additional ell



South side of house-garage



East side of house



North side of house